026.A	0002	0081.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	619,400	/	619,400
USE VALUE:	619,400	/	619,400
ASSESSED:	619,400	/	619,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	LANDAUER RACHEL JEAN
Owner 2:	
Owner 3:	
Street 1:	81 CLEVELAND ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`CONNOR MARGARET R -
Owner 2:	RICHARDS CHRISTIAN -
Street 1:	81 CLEVELAND ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Vinyl Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	615,500	3,900		619,400
Total Card	0.000	615,500	3,900		619,400
Total Parcel	0.000	615,500	3,900		619,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.89 /Parcel: 517.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 311297
GIS Ref:
GIS Ref:
Insp Date: 05/17/18

PREVIOUS ASSESSMENT

Parcel ID: 026.A-0002-0081.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	615,500	3900	.		619,400		Year end	12/23/2021
2021	102	FV	597,300	3900	.		601,200		Year End Roll	12/10/2020
2020	102	FV	500,700	3900	.		504,600	504,600	Year End Roll	12/18/2019
2019	102	FV	509,300	3900	.		513,200	513,200	Year End Roll	1/3/2019
2018	102	FV	450,400	3900	.		454,300	454,300	Year End Roll	12/20/2017
2017	102	FV	410,500	3900	.		414,400	414,400	Year End Roll	1/3/2017
2016	102	FV	410,500	3900	.		414,400	414,400	Year End	1/4/2016
2015	102	FV	373,200	3900	.		377,100	377,100	Year End Roll	12/11/2014

!15721!

PRINT

Date	Time
12/30/21	21:15:07

LAST REV

Date	Time
06/23/21	12:22:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNOR MARGAR	77317-219	1	3/24/2021		695,000	No	No		
RELICK KIM S,	72804-36	2	6/21/2019		681,000	No	No		
LARSEN WALKER A	57643-215		10/14/2011		380,000	No	No		
LOMBARDI KEITH	52734-151		5/8/2009		361,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
6/4/2020	SQ Returned	JO	Jenny O
5/17/2018	Measured	DGM	D Mann
1/17/2011	MLS	EMK	Ellen K
5/17/2010	MLS	MM	Mary M
4/15/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17485
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8114																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	DV - GDV		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.17600238
Adj $ / SQ:	484.219
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645126
Depreciation:	29676
Depreciated Total:	615450

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	484.22
Special Features:	0	Val/Su Net:	514.63
Final Total:	615500	Val/Su SzAd	514.63

SKETCH

UnSketched SubAreas:
GLA: 1196,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,196	484.220	579,126

Net Sketched Area: 1,196 | Total: 579,126

Size Ad 1196 | Gross Area 1196 | FinArea 1196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

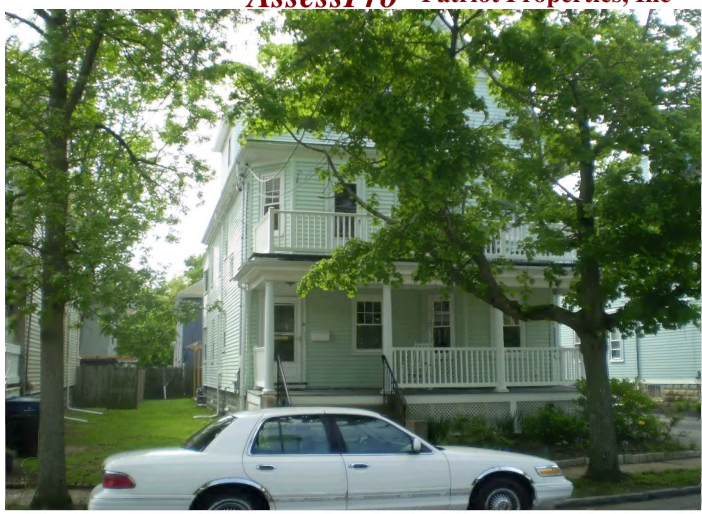
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	GD	1912	27.50	T	30	102			3,900			3,900

More: N | Total Yard Items: 3,900 | Total Special Featues: | Total: 3,900

PARCEL ID

026.A-0002-0081.1

IMAGE

AssessPro Patriot Properties, Inc